

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Harris County**

State: **TX**

PJ's Total HOME Allocation Received: **\$50,178,808**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	91.76 %	88.74 %	6	90.66 %	62	62	
% of Funds Disbursed	80.27 %	79.23 %	20	81.06 %	35	35	
Leveraging Ratio for Rental Activities	1.95	4.05	14	4.62	15	28	
% of Completed Rental Disbursements to All Rental Commitments***	82.85 %	81.32 %	26	81.27 %	36	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.81 %	57.72 %	20	68.23 %	35	33	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.45 %	70.09 %	19	79.86 %	42	39	
% of 0-30% AMI Renters to All Renters***	50.56 %	36.23 %	16	44.82 %	65	61	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.30 %	95.55 %	27	94.65 %	44	38	
Overall Ranking:			In State:	18 / 38	Nationally:	38	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$31,786	\$14,049		\$25,419	445 Units	22.50 %	
Homebuyer Unit	\$12,781	\$9,433		\$14,530	1,139 Units	57.50 %	
Homeowner-Rehab Unit	\$29,446	\$30,082		\$20,251	110 Units	5.60 %	
TBRA Unit	\$8,473	\$3,562		\$3,156	286 Units	14.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Harris County TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$25,807	\$81,564	\$21,871
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	30.9	22.7	37.6	37.8
Black/African American:	47.9	25.4	44.0	49.7
Asian:	1.2	3.3	0.9	0.0
American Indian/Alaska Native:	0.2	0.3	0.0	1.7
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.2	0.7	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.4	0.0	0.0
Other Multi Racial:	0.5	0.7	0.0	0.0
Asian/Pacific Islander:	0.9	0.8	0.0	0.7

ETHNICITY:

Hispanic	18.2	45.3	17.4	10.1
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HOUSEHOLD SIZE:

1 Person:	44.9	16.6	45.9	60.1
2 Persons:	22.4	21.2	27.5	18.9
3 Persons:	15.0	24.6	17.4	11.2
4 Persons:	12.0	24.6	7.3	3.8
5 Persons:	4.4	8.2	0.9	2.4
6 Persons:	1.2	3.4	0.0	2.4
7 Persons:	0.0	1.3	0.0	0.3
8 or more Persons:	0.2	0.1	0.9	0.7

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.4	18.4	19.3	62.6
Elderly:	37.3	7.3	64.2	3.5
Related/Single Parent:	22.1	22.7	5.5	21.7
Related/Two Parent:	12.7	46.3	8.3	4.2
Other:	6.5	5.4	2.8	8.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	2.8	0.0 [#]
HOME TBRA:	0.0	
Other:	67.5	
No Assistance:	29.7	

of Section 504 Compliant Units / Completed Units Since 2001 42

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Harris County

State: TX

Group Rank: 38
(Percentile)

State Rank: 18 / 38 PJs

Overall Rank: 38
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	82.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	62.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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